



32 Whittingham Road, Nottingham – NG3 6BJ

Guide Price **£425,000**

DavidJames
the estate agent



32 Whittingham Road

Nottingham

GUIDE PRICE £425,000–£450,000 Spacious and versatile 4 bed detached home within easy reach of Mapperley's excellent amenities! Multiple reception areas, a substantial garden and off-street parking!

Council Tax band: D

Tenure: Freehold

- Detached multi-level family home offering spacious and versatile accommodation
- Ideally located close to Mapperley's vibrant amenities and excellent transport links
- Dual-aspect lounge/dining room and additional versatile sitting room (both with feature fireplaces)
- Kitchen with integrated appliances, breakfast bar and garden views
- Four well-proportioned bedrooms arranged across the first floor
- Convenient ground floor shower room with a three-piece suite
- First floor three-piece family bathroom
- Substantial lower ground floor providing a utility, workshop, flexible reception space and conservatory
- Generous, enclosed and southerly-facing lawned rear garden with patio seating space
- Driveway and garage providing off-street parking









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

220.3 m²

2372 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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